

AN ORDINANCE
By Doug Alexander

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AN ORDINANCE TO MAINTAIN COMMERCIAL STREET LEVEL RETAIL
USES IN THE CITY OF ATLANTA, AND FOR OTHER PURPOSES.

Whereas, it is in the best interests of any city to have a vibrant and active urban center, and;

Whereas, it is generally agreed that where blank walls at street level are detrimental to downtowns and that retail spaces help to build downtowns, and;

Whereas, the City of Atlanta has enacted legislation to encourage the development and use of street level retail as a tool for the revitalization of the city, and;

Whereas, the Department of Planning has been working for over a year to develop guidelines for buildings that are converted into "wire hotels" for computer-telecom purposes, but has not yet presented these guidelines to the City Council, and;

Whereas, in this regulatory vacuum, some properties that have been so converted are now planning to eliminate the street level retail in their buildings, thus removing vital services and activity from the streets of our urban center;

THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF ATLANTA, GEORGIA, AS FOLLOWS:

Section 1. That any space in a commercial building in commercial zoning that has been designated or employed as retail space as of January 1, 2000, shall remain in such use until such time as this ordinance is superceded by new legislation.

Section 2. That exceptions will be granted on a case-by-case basis by the City Council, following the special use permit procedures.

Section 3. That any such retail space that is converted to other uses without the express permission of the City will be subject to a fine of not less than \$1,000 per square foot of space so converted per calendar year for as long as the non-retail use shall last.

Section 4. That all ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

